



RE: Skagit County Jail, Progress Update Memo

June 18, 2014

From: Marc Estvold, Project Manager

Land Use Approval / Permitting: We are in the process of preparing the information required for the Essential Public Facilities application to the City of Mount Vernon. We have had one pre-application meeting with the City Planning Department and expect to submit the full application early next week. Assuming our application is complete, we should have our public hearing in front of the Hearing Examiner mid to late July. The Hearing Examiner will then make a recommendation to the Mount Vernon City Council, hopefully followed by a Council vote in early September. Assuming we are successful in this process with the Hearing Examiner and the Mount Vernon City Council, it will mean the Truck City site will be rezoned for a jail.

Space Planning: On May 1 the architects started the Schematic Design (SD) Phase. Using the room-by-room listing of all spaces required in the building, along with associated square footages developed during the Programming Phase, the focus in the Schematic Design phase is on relationship and adjacencies of the spaces and circulation within the building. The design team has also started to look at building massing and textures to help define the appearance of the building in elevation. We anticipate completion of the Schematic Design Phase in early August, at which time we will have an updated cost estimate as well as floor plans and building elevations.

Future Expansion: There are portions of the building that will be impracticable to expand in the future to meet the need of 800 beds, such as the Sally Port, the Booking area, the Infirmary, Kitchen and Laundry so they are being designed and constructed to the 800 capacity in the original project. We were asked by the Jail Finance Committee to look at the other spaces that will need to be expanded in the future as to whether we should build these expanded spaces now. The thinking behind this was that by shelling in the space now it could significantly reduce remodeling costs and disruption to operations down the road. I met with the design team and we reviewed this in depth. It is our recommendation not to proceed with any of the future space construction as we have made provisions in our current design to add the spaces at a later time with minimal cost and disruption.

Regarding site excavation and pre-loading for the building, we believe it makes sense to do this work for the future expansion now, as there will be significant dollar savings in economy of scale by combining preparation for future work with the work we are doing now. We are also concerned about how environmental standards may change down the road. We feel it is best to get as much of the earthwork done now as possible, minimizing future risk.

Project Schedule: We remain on track with our original schedule. We are in the process of having the final on-site soils evaluation completed to see if we need to pre-load the site to mitigate settlement issues. If so, we plan to start that pre-load work late 1st quarter 2015 and be complete for a summer 2015 project construction start. We anticipate construction to take about 20 months, with another two months to get the building commissioned and ready for inmates. Opening day is scheduled for May 10, 2017.

Thank you,
Marc