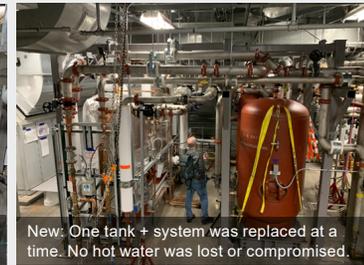


King County Correctional Facility Repipe Project Highlights

In the intensity of the project, **OAC, UMC, and DLR Group** all acted as advocates for the project. We were objective on reviewing costs, how resources were being utilized, and didn't focus on only owner versus contractor approach. From the beginning, we set up tools to **provide transparency, buy off, and drive the project to a successful completion**. Trust was gained by setting up all the right pieces from the beginning and facilitating the tough conversations with the right perspective.



Old: One tank that fed low-pressure; One tank for high-pressure + emergency standby tank.



New: One tank + system was replaced at a time. No hot water was lost or compromised.

18 months

PROJECT DURATION

3 orgs

OAC + UMC + DLR GROUP

10 floors

HIGH-CUSTODY HOUSING

3 partners

KING COUNTY, DAJD + FMD OPS

400k SF

MID-RISE JAIL

8 miles

OF PIPE INSTALLED

PROJECT CHALLENGES

24/7 FACILITY
A high level of coordination was required to communicate all movement, shutdowns, and potential impacts.

PREPLANNING
Accelerated work, less nightly escorts, and relieved stress.

KNOWING THE SYSTEM
Detailed communication ensured facility was minimally impacted.

COVID RESTRICTIONS
Social distancing forced us to find creative ways to celebrate wins, big and small.

ESTIMATING & SCOPE DEFINITION CHALLENGES

Limited as-built information complicated efforts to estimate costs and define scope. UMC performed **extensive piping surveys** to inform team efforts.

24/7/365 FACILITY

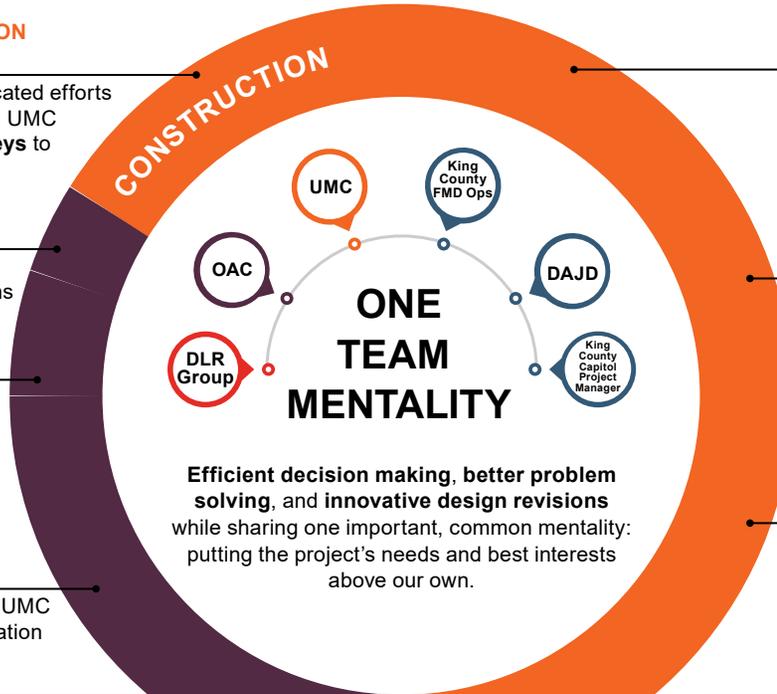
We distributed weekly interval schedules and submitted work plans early for a **seamless integration**.

PERMITTING

A two phased permit process **avoided significant delays** and allowed a faster project start. The first phase in six weeks and the second phase in 20 weeks.

STRONG COMMUNICATION DURING CONSTRUCTION

OAC **mitigated risk** by supporting UMC to deliver a high level of communication and detailed work plans.



Efficient decision making, better problem solving, and innovative design revisions while sharing one important, common mentality: putting the project's needs and best interests above our own.

NON-TYPICAL ROLES REQUIRE CHANGES IN PERSPECTIVE

Adjusting to non-typical role of GC, UMC's ability to adapt to an all-in mindset of trade partners led to **cohesive project engagement**.

NAVIGATING THROUGH A TOUGH WORK ENVIRONMENT

Tight spaces, limited access, 15 months of graveyard shifts, the pandemic, stressful surroundings, and fragile existing pipe were navigated through **creative solutions** and **DAJD's support of crews**.

EXPEDITIOUS COMMUNICATIONS & COORDINATION

King County, OAC, and DLR Group were in lockstep to the **urgency of making decisions** which kept the project humming for UMC's construction crews.

PREDESIGN

START WITH EFFICIENCY

DLR Group created a plan for the project that included enhancements to the system that would **improve efficiency** should budget and schedule align.

PRECONSTRUCTION

DECISION MAKING & CONTRACTOR SELECTION

OAC was brought on early, **helping the County make timely decisions**. This led to the selection of a mechanical prime, with 90% of work self-performed, which resulted in cost savings.

CONSTRUCTION

ONE-TEAM, ONE-GOAL

Our one-team, one-goal mentality allowed us to put the best interest of the project in front of our own. OAC acted as an **advocate for the client, and ultimately the project**.

BUILDING RELATIONSHIPS WITH KEY PARTNERS (DAJD & OPS)

Being mindful of our partners' heavy workload and the project's impacts, together we found ways to **create efficiencies** making strategic planning efforts possible.

HANDOFF

OVERALL SUPPORT

From planning and partnership, the support from the KC project manager empowered the team to be effective.

DNA OF A SUCCESSFUL TEAM

Partnership, planning, communication, selflessness, flexibility, ingenuity—basic building blocks in the overall team's DNA that led to **success**.

POST-PROJECT

LEAVING THE SYSTEM BETTER THAN WE FOUND IT

KC FMD, OAC, UMC, and DLR Group delivered a system that was modified to **improve specific and measurable efficiencies**.



ARCHITECTURE ENGINEERING PLANNING INTERIORS