

Justice Facility & Behavioral Health Treatment Center

2025 Review & 2026 Look Ahead

January 27, 2026



Purpose of Today's Update

Agenda

- Progress to date
- JAW meeting outline and upcoming agendas
- What is validation
- Order of operations for debuting and reviewing information
- Availability for individual meetings during this time
- Timeframe for decision making on validation
- Concurrent activities of the project team



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Where are We Today?

Big Picture

We're through procurement and into validation work.

The County now has:

- A Design-Builder under contract and mobilized
- Early studies completed that clarify needs and options
- A plan to test scenarios, understand tradeoffs, and return for direction-setting
- A system of working groups to move the project forward and prepare stakeholders and decision-makers to provide much needed input

What this means for Council.

- You're not being asked to make major decisions today
- You will be prepared to weigh in as validation results come forward



What Was Delivered + What It Means

Major 2025 milestones completed

- Alternative delivery approved (PRC)
 - Established a delivery path aligned with schedule and market conditions
- Design-Builder selected and mobilized
 - Project is positioned to move forward into validation and delivery
- Technical studies advanced (jail + behavioral health)
 - Created a data foundation for capacity, program, and scenario planning
- Wetland mitigation site identified (in acquisition)
 - Reduced environmental/permitting uncertainty that can impact schedule
- Project controls + governance established
 - Set up consistent reporting, risk tracking, and clear decision pathways

Takeaway: The project is past early setup work and into the phase where scenarios are tested and key decisions come into view.



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What is Validation?

Validation is a structured process to test options before design advances.

It helps the County:

- Confirm needs (capacity, programming, adjacencies)
- Test scenarios and trade-offs (space, cost, operations)
- Identify cost/schedule impacts early
- Bring decision-makers clear choices instead of assumptions

Output from validation

- Defined scenarios and recommendations
- Budget/schedule implications for each scenario
- Clear decision points for County direction



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What Council Should Expect to See

During briefings you will see:

- A small set of clearly defined options that reflect different priorities and approaches (not dozens of variations)
- Program + capacity implications for each scenario (what changes in custody, behavioral health, and out-of-custody components)
- Macro space needs and adjacencies at a planning level (what grows, what compresses, and what needs to sit together operationally)
- High-level cost and schedule impacts tied to each scenario, including key drivers and constraints
- Tradeoffs and decision points spelled out clearly—what each scenario solves for, and what it asks the County to accept
- Site opportunities/constraints and test-fit learnings that shape what's feasible and what needs mitigation
- Operational cost implications



JAW Meetings

JAW meetings are the working sessions where scenarios are shaped and tested.

Upcoming focus areas

- Process to date
- Influencing factors
- Scenario assumptions + decision drivers
- Space and operational priorities
- Tradeoffs (what grows, what compresses, what shifts)

Near-term outcome

- Scenario package refined and ready for broader review



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Planned Order of Operations

How information rolls out

Step-by-step decision support:

- 1.JAW — Working sessions to shape scenarios
- 2.FFAB — Financial review and budget impacts
- 3.Council — Policy-level direction and alignment

Why this sequencing works

- Builds understanding in layers
- Avoids rework and mixed messaging
- Brings Council clear options with financial context



Timeframe for Decision-Making

Decision-making on validation will occur after scenarios are fully tested and budget are assigned.

Near-term

JAW scenario work + refinement

Next

FFAB review and discussion of cost implications

Then

Council briefing with fully vetted material



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SCHEDULE		JAN	FEB	MAR	APR	MAY	JUN	JUL
8	Jail Programming (non-housing) (virtual sessions)							
9	OWNER DELIVERABLE - Judicial Procedures		◆ OWNER DELIVERABLE - Judicial Procedures					
10	OWNER DELIVERABLE - Revised JCA		◆ OWNER DELIVERABLE - Revised JCA					
11	Jail Macro Programming		Jail Macro Programming		Jail Macro Programming			
12	Jail Housing Programming (In-Person)		Jail Housing Programming (In-Person)					
13	Review Jail Housing Typologies Studies (In-Person)		Review Jail Housing Typologies Studies (In-Person)					
14	OWNER DELIVERABLE - BCC Location Selection		◆ OWNER DELIVERABLE - BCC Location Selection					
15	OWNER DELIVERABLE - Preliminary BHA		◆ OWNER DELIVERABLE - Preliminary BHA					
16	Develop ASSUMED BCC Macro Program		Develop ASSUMED BCC Macro Program					
17	Develop BCC Plan Studies (w/ ASSUMED BCC Macro Program)			Develop BCC Plan Studies (w/ ASSUMED BCC Macro Program)				
18	OWNER DELIVERABLE - BHA			◆ OWNER DELIVERABLE - BHA				
19	Develop BCC Macro Program			Develop BCC Macro Program				
20	Develop ASSUMED Jail Macro Program for S1 & S2							
21	Develop Target Values for S1							
22	Develop Jail Housing Typologies Studies for S1 & S2							
23	Draft S1 & S2 Presentation Prep							
24	DB DELIVERABLE - DRAFT S1 & S2 CO #1 Progress Update							
25	Sheriff Priority Workshop							
26	County Deliberation & Direction for S1 & S3							
27	OWNER MILESTONE DIRECTION #1	◆ OWNER MILESTONE DIRECTION #1						
28	Develop Jail Plan Studies for S1 & S3	Develop Jail Plan Studies for S1 & S3	Develop Jail Plan Studies for S1 & S3					
29	Operational Implications Matrix for S1 & S3	Operational Implications Matrix for S1 & S3	Operational Implications Matrix for S1 & S3					
30	Target Value Feedback, Identify/Price Betterments	Target Value Feedback, Identify/Price Betterments	Target Value Feedback, Identify/Price Betterments					
31	Finalize ROMs & Prepare FFAB Materials	Finalize ROMs & Prepare FFAB Materials	Finalize ROMs & Prepare FFAB Materials					
32	DB DELIVERABLE - DRAFT S1 & S3	◆ DB DELIVERABLE - DRAFT S1 & S3	◆ DB DELIVERABLE - DRAFT S1 & S3					
33	Review S1 & S3	Review S1 & S3	Review S1 & S3					
34	FFAB 2/12	◆ FFAB 2/12	◆ FFAB 2/12					
35	COUNCIL 2/24		◆ COUNCIL 2/24					
36	County Leadership Deliberation		County Leadership Deliberation				County Leadership Deliberation	
37	FFAB 3/12			◆ FFAB 3/12				
38	FFAB 4/9				◆ FFAB 4/9			
39	FFAB 5/14					◆ FFAB 5/14		
40	FFAB 6/11						◆ FFAB 6/11	
41	OWNER DELIVERABLE - Owner Project Requirements (OPR)			◆ OWNER DELIVERABLE - Owner Project Requirements (OPR)				
42	OWNER MILESTONE DIRECTION #2			◆ OWNER MILESTONE DIRECTION #2				
43	Develop Jail Macro Program for S4 (w/ County Direction)			Develop Jail Macro Program for S4 (w/ County Direction)				
44	Develop Staff Plan & Operational Costs for S4			Develop Staff Plan & Operational Costs for S4				
45	BCC Plan Studies (w/ BCC Macro Program & County Direction)			BCC Plan Studies (w/ BCC Macro Program & County Direction)				
46	Develop Jail Plan Studies for S4			Develop Jail Plan Studies for S4				
47	Target Value Feedback, Identify/Price Betterments for S4			Target Value Feedback, Identify/Price Betterments for S4				
48	Finalize ROM & Deliverable for S4 & BCC			Finalize ROM & Deliverable for S4 & BCC				
49	DB DELIVERABLE - S4 & BCC				◆ DB DELIVERABLE - S4 & BCC			
50	Owner Review & Feedback of S4 & BCC				Owner Review & Feedback of S4 & BCC			
51	OWNER MILESTONE DIRECTION #3					◆ OWNER MILESTONE DIRECTION #3		
52	OWNER BUDGET DECISION						◆ OWNER BUDGET DECISION	
53	FINALIZE Detailed Program for S4 & BCC					FINALIZE Detailed Program for S4 & BCC		
54	FINALIZE Operational Principles & Cost for S4 & BCC					FINALIZE Operational Principles & Cost for S4 & BCC		
55	FINALIZE Conceptual Architecture					FINALIZE Conceptual Architecture		
56	FINALIZE Concept Project Manual					FINALIZE Concept Project Manual		
57	DB DELIVERABLE - Concept Project Manual						◆ DB DELIVERABLE - Concept Project Manual	
58	Concept Project Manual Review						Concept Project Manual Review	
59	OWNER DELIVERABLE - Concept Project Manual Approval							◆ OWNER DELIVERABLE - Concept Project Manual Approval

Current Work Happening in Parallel

While validation is underway, the team is also advancing:

- Environmental and permitting coordination (SEPA / JARPA pathways)
- Programming elements that can move forward now
- Project controls, reporting, and risk management updates
- Coordination with the Design-Builder on execution planning

What You'll See Next

Next steps

- Design-Build team macro programming
- JAW scenario work and refinement
- Prepare FFAB review package
- Bring Council a fully vetted briefing



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