

GUARANTEED MAXIMUM PRICE (GMP)

Jackson County Legislature

April 24th, 2023

SCHEDULE



Tree Removal





FACILITY DESIGN

- Plan for Improved Outcomes
 - Population Flexibility
 - Improved Design for Best Management
 Practices
 - Cost Efficiencies for Annual Operation and Maintenance

- Create an Improved Work Environment
 - Safe and Secure Environment
 - o Amenities to Aid with Recruitment & Retention



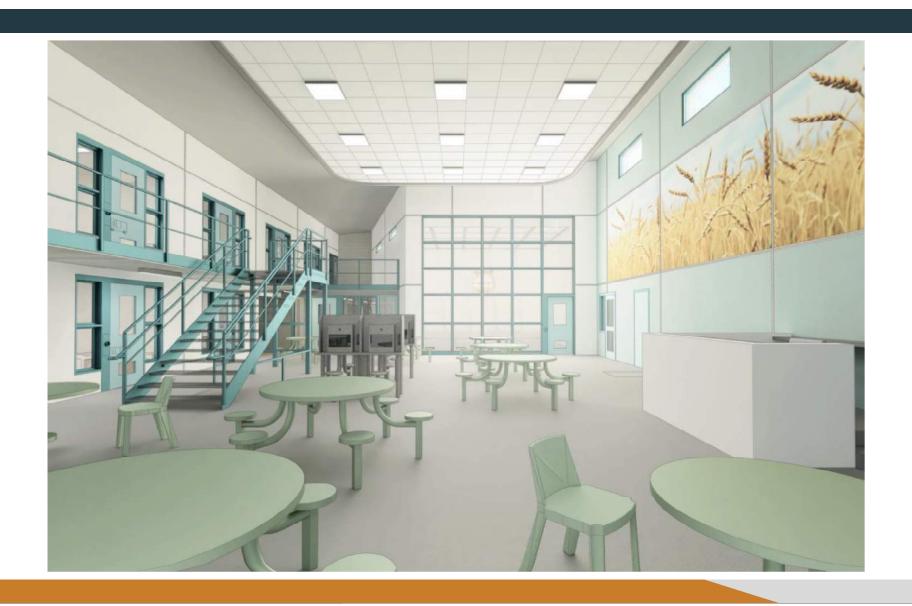
SITE PLAN















INTERIOR DAYROOM PERSPECTIVE VIEW FROM OFFICER WORKSTATION



OUTDOOR RECREATION PERSPECTIVE VIEW



INTERIOR RENDERING - PUBLIC LOBBY CONCEPT



INTERIOR RENDERING - OPEN OFFICE AREA CONCEPT



INTERIOR RENDERING - TRAINING CLASSROOM





TRADE PARTNER SELECTION PROCESS



Develop Bid Package Strategy

2

Generate
Trade Partner
Interest

Community Outreach Session 7/14/22 MWVBE Info Session 8/17/22 MWVBE Info Session 2/14/22 Hispanic Contractors Association Outreach 2/23/23



Trade
Partner
Prequalification



Bidding



Implement
Trade Partner
Management
Plan into Bid
Documents

CONTRACTOR UTILIZATION PLAN (CUP)

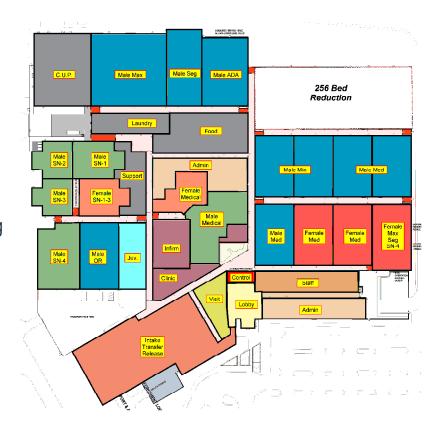
STATUS WITH BEST VALUE TRADE PARTNERS								
	Total	MBE Needed	MBE %	WBE Needed	WBE %	VBE Needed	VBE %	
Bought Out Amount	\$197,413,738.00	\$34,547,404.15	17.50%	\$21,715,511.18	11%	\$987,068.69	0.50%	
	\$301,162,067.00	52,703,361.73	17.50%	\$33,127,827.37	11%	\$1,505,810.34	0.50%	
	Currently Have	55,536,436.61	18.44%	\$30,923,339.33	10.27%	\$1,489,918.20	0.49%	
	Currently Have	\$55,536,436.61	17.34%	\$30,923,339.33	10%	\$1,489,918.20	0.47%	
	Estimated Total Opportunities	\$71,534,889.42	22.33%	\$40,872,310.90	13%	\$1,703,437.13	0.53%	
		Axiom		Mark One Electric		Midland Marble & Granite		
		Alexander Mechanical		American Fire Sprinkler		Aquila Industries		
		Vazquez Commercial Contracting		Blue Chip Roofing				

1,000 Beds \$301,162,067

- 1,000 beds, full design criteria except bed count
- Annual Debt Service: \$16,000,000

NOTES:

- Full design criteria includes all programmatic space including meeting/training rooms, full behavioral and medical facilities assuming eventual buildout to 1256 beds.
- Additional 12 beds were created in design process in specialized housing but are not in general housing modules.
- Design criteria was value engineered in the amount of \$16 million in savings.



THANK YOU

QUESTIONS



AVAILABLE FUNDING OPTIONS

New Detention Center Bond Proceeds	\$260,500,000
Bond Project Fund Interest Earnings	\$10,000,000
Bond Premium from Sale of Bonds	\$2,000,000
Subtotal: Bond Proceeds	\$272,500,000
ARPA Funds (Non-Correctional Uses) – Cash	\$7,500,000
Available County Improvement Funds – Cash	\$22,000,000
Available for Design & Construction	\$302,000,000
2024 County Improvement Funds (New Detention Center FFE & Technology Needs)	\$15,000,000