



BETTER KNOWLEDGE. BETTER RESULTS.

Owner's Representation Services for Design,
Construction, and Activation

Jackson County Detention Facility

May 23, 2022

JCDC Partners, LLC



JACKSON COUNTY
DETENTION CENTER

AGENDA

- 01** What is an Owner's Representative
- 02** What Has Been Accomplished to Date
- 03** How JCDC Partners will Continue to Protect and Serve Jackson County Through Design, Construction, and Move-in

AGENDA

01

What is an Owner's Representative

02

What Has Been Accomplished to Date

03

How JCDC Partners will Continue to Protect and Serve Jackson County Through Design, Construction, and Move-in

01

An Owner's Representative Provides ...

EXPERTISE



Expert Knowledge
Specific to Jail
Operations,
Design,
Construction and
Jail Maintenance

GUIDANCE



Leadership,
Communication and
Management in
Guiding the Owner,
Consultants, and
Design/Builder

PROTECTION



Advocates for and
Protects the Interest of
Jackson County

CONTINUITY



The Thread that
Weaves Through Every
Aspect of the Project
and Delivers Continuity

01 Our Credentials to Provide Owner Representation...

JACKSON COUNTY REQUIRED AN OWNER'S REPRESENTATIVE THAT COULD PROVIDE:

Detention Data Scientist

Statisticians

Detention Planners & Programmers

Detention Design Specialist

Detention Operations Experts

Criteria Architects

Criteria Engineers

Site Surveyors

Civil Engineers

Geotechnical Consultants

Site Procurement Specialist

Graphic Designers

Communication Specialist

Project Delivery Method Experts

Contract Specialist

Legal Consultation

Project Managers

Detention Construction Observation

MEP/FP Construction Observation

Geotechnical Observation

Maintenance Consultants

Financial Cost Estimators / Modelers

Scheduling Consultants

FF&E Specialist

Detention Transition Specialist

25 SME'S



JACKSON COUNTY
DETENTION CENTER

01 Our Credentials to Provide Owner Representation...

OVER 45 YEARS IN BUSINESS DELIVERING **ONLY** JUSTICE PROJECTS

\$12,000,000,000+
IN CORRECTIONS / DETENTION PROJECTS

20 Years of Kansas
City Experience

30,000+
County Jail Inmate Beds
Delivered Successfully

1500+

Criminal Justice Projects
with more than
500 being Local Government

Detention
Projects in all
States **50**

AGENDA

01 What is an Owner's Representative

02 What Has Been Accomplished to Date

03 How JCDC Partners will Continue to Protect and Serve Jackson County Through Design, Construction, and Move-in

02




2 YEARS AND 4 MONTHS

19,000 Labor Hours 

1  **Future Jail Needs for Jackson County Determined**


2  **Developed Operational Program and Space Requirements**


3 **Long Range Operational Cost Models Projection** 

4 **68 Possible Sites Investigated and Analyzed** 

5 **Managed Site Procurement and Provided Site Surveys** 

6 **Design Criteria Package Developed** 

7  **Wrote and Managed the RFQ and RFP Process for The Design/Build Entity**

8 **Wrote and Managed the Design/Build Contracts and Supporting Documents** 

9  **Design/Build Interview Process Management**

10 **MANAGED NEGOTIATION OF DESIGN/BUILD CONTRACT** 

02 What Has Been Accomplished to Date...

A Plan Forward For a New Detention Facility:

Efficient to Operate

Supports Programs to Help Detainees Return to Productive Lives in the Community

A Detention Center Can Last for 50+ Years

Safer and Healthier for Staff and Detainees

Site That Can Accommodate Future County Needs

Design and Construction that Allows for Legislative Control and Caps the Cost Risk

02

Communication

ADHOC Against Crime
 Aim4Peace
 Alvin Brooks, Community Activist
 American Indian Council
 American Indian Enterprise & Business Council
 Asian Chamber of Commerce of Kansas City
 Baptist Ministers Union
 Bishop Tolbert, KCPD Police Board
 Black Agenda Group
 Black Chamber of Commerce of Greater Kansas City
 Blue Valley Homes Association
 Blue Valley Industrial Association
 Boy Scout Troop 118
 Bridging The Gap
 Bryan Round, Div 8 Municipal Court Judge
 Building Trades Council
 Carpenters Regional Council
 Carpenters Union
 Charles McKenzie, Div 13 Municipal Court Judge
 Chief of Police, Blue Springs
 Chief of Police, Grain Valley
 Chief of Police, Grandview
 Chief of Police, Independence
 Chief of Police, Kansas City
 Chief of Police, Lee's Summit
 Chief of Police, Oak Grove
 Chief of Police, Raytown
 Chief of Police, Sugar Creek
 City Administrator, Grandview
 City Manager, KCMO
 Community Action Agency
 Concerned Clergy Coalition
 Concord Fortress of Hope Church
 Cornerstones of Care
 Cory Atkins, Div 17 Municipal Court Judge
 Councilman, Lee Barnes, KCMO
 Councilwoman Heather Hall, KCMO
 Councilwoman Katheryn Sheilds, KCMO

Councilwoman Melissa Robinson, KCMO
 Councilwoman, Andrea Bough, KCMO
 Data Manager, KC PD
 Deputy Chief of Police, Blue Springs
 Deputy Chief of Police, Independence
 Deputy Chief, Kansas City Police
 Design-Build Institute of America
 Director, KC Assessment & Triage Center
 Director, Legal Aid of Western Missouri
 George Wolf, Div 11 Municipal Court Judge
 Greater Kansas City Building and Construction Trades Council
 Greater Kansas City Building and Construction Trades Council
 Heartland Black Chamber of Commerce
 Heartland Black Chamber of Commerce
 Heartland Conservation Alliance
 Heavy Constructors Association
 Hispanic Chamber of Commerce
 Hispanic Chamber of Commerce
 Hispanic Contractors Association of Greater Kansas City, Inc.
 Hispanic Contractors Association of Greater Kansas City, Inc.
 Independence Mayor Weir
 Iron Workers Union
 Ironworkers Local 10
 J. Dale Youngs, Div 6 Municipal Court Judge
 Jackson County Drug Task Force
 Jackson County Municipal Court Admin
 Jackson County Municipal Court Admin
 Jalilah Otto, Div 15 Family Ct Admin Judge
 James Frank Abbott, Jackson County Resident
 James Kanatzar, Div 5 Municipal Court Judge
 Janette Rodecap, Div 29 Municipal Court Judge
 Jeffrey Bushur, Div 33 Municipal Court Judge
 Jeffrey Keal, Div 28 Municipal Court Judge
 Jennifer Phillips, Div 12 Municipal Court Judge
 Jobs with Justice

Joel Fahnestock , Div 9 Municipal Court Judge
 John Torrence, Div 14 Municipal Court Judge
 Justine Del Muro, Div 4 Municipal Court Judge
 Kansas City Anti Violence Project
 Kansas City Assessment and Triage Center
 Kansas City Industrial Association
 Kansas City Kansas Women's Chamber of Commerce
 Kansas City Society of Black Architects and Engineers
 Kansas City Women's Business Center
 Kansas City Women's Chamber of Commerce
 KC NOVA
 KC Public Schools
 KCMO City Planning
 KCMO Mayor Quinton Lucas
 KCMO Municipal Court Administrator
 KCMO Police Board
 Ken Garrett, III Div 2 Municipal Court Judge
 Kevin Harrell, Div 18 Municipal Court Judge
 Key Coalition
 Kyndra Stockdale, Div 32 Municipal Court Judge
 Legal Aid of Western Missouri
 Lone Jack Court Administrator
 Marco Roldan, Div 16 Municipal Court Judge
 Margene Burnett, Div 7 Municipal Court Judge
 Mark Styles, Div 19 Municipal Court Judge
 Mary Weir, Div 31 Municipal Court Judge
 Metropolitan Community Colleges
 Minority and Women Subcontractors
 Minority Contractors Association of Greater Kansas City
 Missouri Department of Mental Health
 Missouri State Public Defender, KC Office
 More2
 Mountain Plains Minority Supplier Development Council

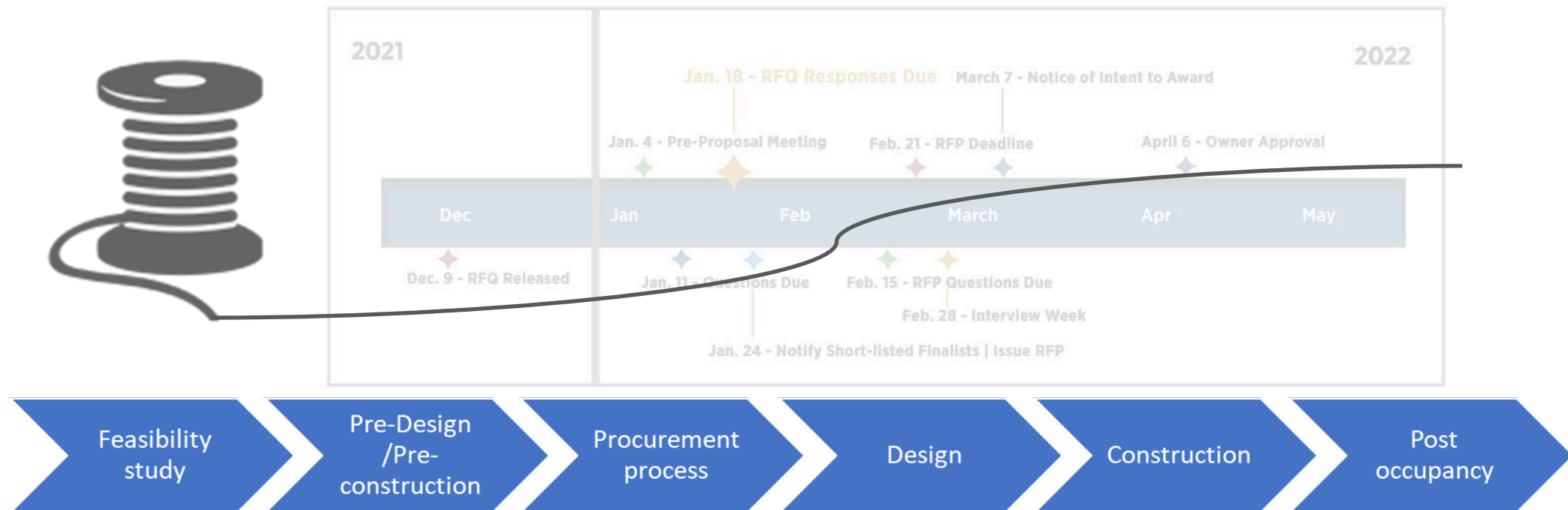
NAACP
 National Association of Construction Contractors Cooperative (NACCC)
 National Association of Women Business Owners - Greater KC Chapter (NAWBO)
 National Association of Women in Construction (NAWIC) Chapter 100
 Pastor Lindsay
 Patrick Campbell, Div 10 Municipal Court Judge
 Police Clerk, Oak Grove
 Presiding Judge Municipal Court
 Private Defense Bar
 Probation and Parole
 R. Travis Willingham, Div 26 Municipal Court Judge
 Ricardo Lucas, Community Activist
 Richard Strandidge, Div 25 Municipal Court Judge
 Rodney Bland, Community Activist
 Sandra Midkiff, Div 1 Municipal Court Judge
 Southern Christian Leadership Conf. (SCLC)
 Substance Abuse Services, KCMO
 Susan E Long, Div 34 Municipal Court Judge
 Truman Medical/Behavioral
 Twila Rigby, Div 30 Municipal Court Judge
 UMKC Criminal Defense Department
 UMKC Women's Center
 Urban League
 Urban League of Greater Kansas City
 Urban Neighborhood Initiative
 Urban Summit
 US Dept Corp of Engineers
 Vander Haag Insutries
 West Bottoms Community Organization
 Western Missouri Mental Health Center
 Women Construction Owners and Executives - KC Chapter (WCOEKC)



02

Communication

Threading a Consistent Message Throughout the Project



AGENDA

01 What is an Owner's Representative

02 What Has Been Accomplished to Date

03 How JCDC Partners will Continue to Protect and Serve Jackson County Through Design, Construction, and Move-in

03 Design, Construction, and Transition to Move-in

CRITICAL TO THE PROJECT SUCCESS:

ADVISE



Provide Expert Knowledge Specific to Jail Operations, Design, Construction and Jail Maintenance

GUIDE



Advocate for Jackson County in all Matters

- Contractual
- Quality
- Design
- Adaptability and Flexibility
- Maintainability
- Sustainability
- Staff Efficiency
- Operational Efficiency

PROTECT



Ensure that the Operational, Quality, Schedule, and Cost Objectives are Met

CONTINUE

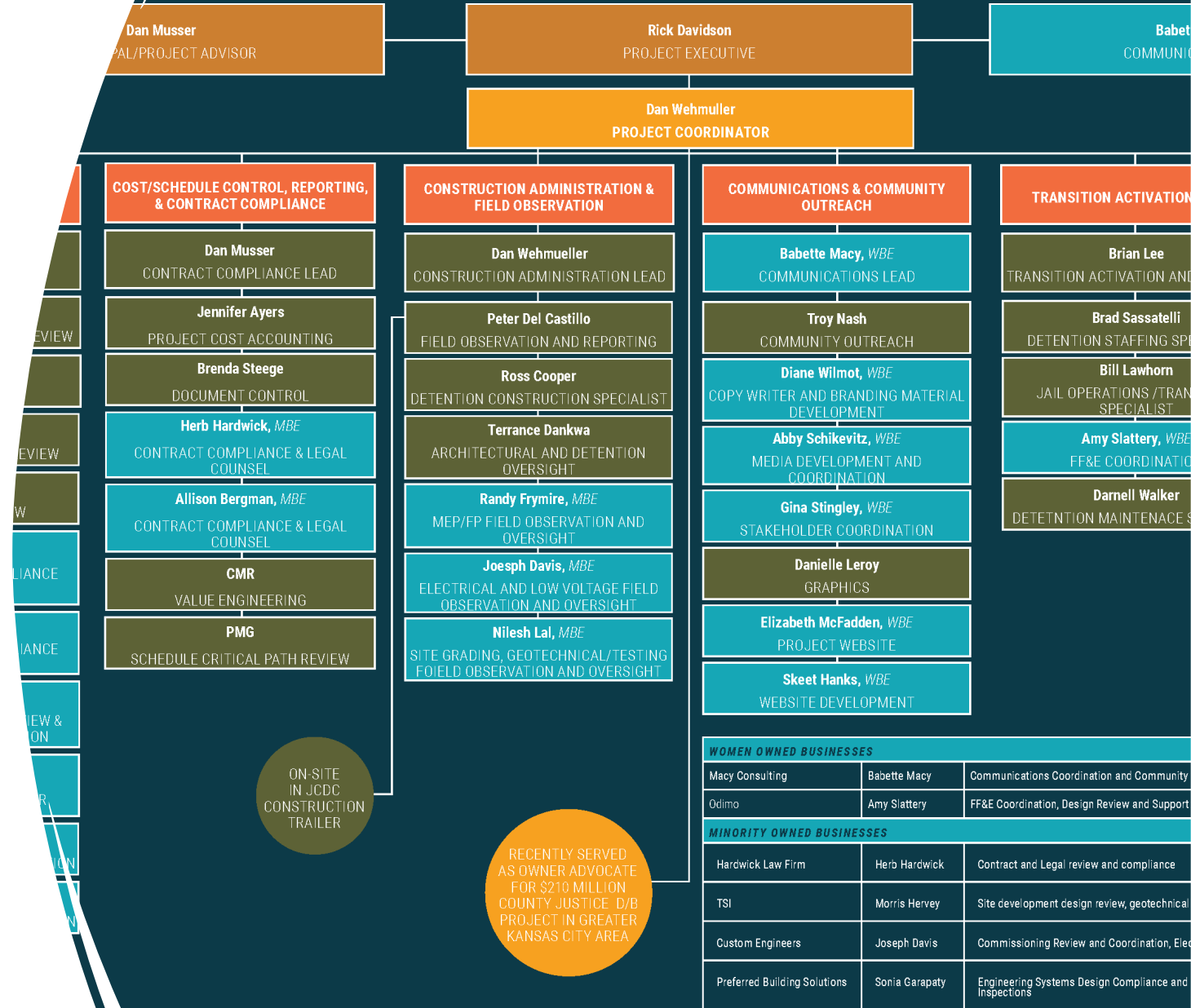


Impart the Expert Institutional Knowledge into Every Aspect of the Design and Construction

JCDC held over 200 individual planning meetings in the past 2 years to set a firm direction for a successful Detention Center

Design, Construction, and Transition to Move-in

- **34** Individuals Working on Your Behalf
- Approximately **22,000** Labor Hours
- **27%** of Total Fee Goes to Local Minority and Women Owned Businesses
- Organized to Protect Jackson County



Design, Construction, and Transition to Move-in

Scope of Work Component Services 4.3 & 5.0

6 Categories of Service Provided in 4 Distinct Project Phases



OWNER'S REPRESENTATIVE SERVICES DURING DESIGN, CONSTRUCTION & ACTIVATION



Activity ID	Activity Name	Orig Dur	Start	Finish	2022												2023												2024												2025												2026														
					A	M	J	Jul	A	S	O	N	D	J	F	M	A	M	J	Jul	A	S	O	N	D	J	F	M	A	M	J	Jul	A	S	O	N	D	J	F	M	A	M	J	Jul	A	S	O	N	D	J	F	M	A	M													
Jackson County Detention Center					801	07-Apr-22	09-Jun-25																																																												
Summary					801	07-Apr-22	09-Jun-25																																																												
SUM-1500	Notice of Intent to Award	0	07-Apr-22*		◆ Notice of Intent to Award																																																														
SUM-1000	Overall Project Duration	758	07-Apr-22	08-Apr-25	Overall Project Duration																																																														
JED-0020	Notice to Proceed / Precon Services	0	10-May-22		◆ Notice to Proceed / Precon Services																																																														
SUM-2010	GMP Development Duration	91	10-May-22	19-Sep-22	GMP Development Duration																																																														
SUM-1510	Overall Design Duration	287	10-May-22	28-Jun-23	Overall Design Duration																																																														
CON-1370	GMP Submitted to Jackson County	0		19-Sep-22	◆ GMP Submitted to Jackson County																																																														
SUM-2020	JCMO Review & Submit Comments of GMP (Cal. Days)	60	20-Sep-22	18-Nov-22	JCMO Review & Submit Comments of GMP (Cal. Days)																																																														
CON-1380	GMP Approved by Jackson County	0		18-Nov-22	◆ GMP Approved by Jackson County																																																														
JED-0100	Start Construction	0	21-Nov-22		◆ Start Construction																																																														
SUM-2000	Overall Construction Duration	601	21-Nov-22	08-Apr-25	Overall Construction Duration																																																														
JED-0200	Structure Complete	0		01-Apr-24	◆ Structure Complete																																																														
JED-0300	Skin Weather Tight	0		24-Jun-24	◆ Skin Weather Tight																																																														
SUM-1520	Planning for Transition into Facility	0	12-Nov-24		◆ Planning for Transition into Facility																																																														
SUM-1530	Anticipated Weather Days	60	14-Jan-25	08-Apr-25	Anticipated Weather Days																																																														
JED-0600	Substantial Completion / Contract End Date	0		08-Apr-25*	◆ Substantial Completion / Contract End Date																																																														
SUM-1540	Final Move In / Transition	43	09-Apr-25	09-Jun-25	Final Move In / Transition																																																														
JED-0700	Project / Final Completion	0		09-Jun-25	◆ Project / Final Completion																																																														
SUM-1550	Final Move In / Transition Complete	0		09-Jun-25	◆ Final Move In / Transition Complete																																																														

MONTHLY/REGULAR DELIVERABLES AND ATTENDANCE



MONTHLY LEGISLATIVE BRIEFINGS



ATTEND ALL PROJECT RELATED DESIGN AND CONSTRUCTION MEETINGS



PROVIDE MONTHLY ACCOUNTING/BUDGET AND SCHEDULE REPORTS

COMMUNICATIONS

GMP REVIEW

DESIGN COMPLIANCE REVIEW

RECORD KEEPING

CONSTRUCTION OBSERVATION & OVERSIGHT

SPECIAL INSPECTIONS COORDINATION

COMMISSIONING COORDINATION

TRANSITION

TRANSITION & OCCUPANCY

2022

2023

2024

2025

2026

Monthly Legislative Report

- Design Status
- Construction Status
- Upcoming Work
- Schedule Update
- Cost / Budget Report
- Project Photographs
- Weekly OR Reports
- Risk Assessment & Mitigation

4 - GMP CHANGE ORDER REQUESTS:

Item	Submit	Description	Amount	Change Order Amount	Status
PCO 001	10/21/2020	Permit Set Drawings, ASI #001, ASI #002	\$220,882.10	\$0.00	Approved
PCO 002	10/21/2020	ASI #001 Misc. Revisions	\$37,175.61	\$0.00	Approved
PCO 003	10/21/2020	ASI #002 Misc. Revisions	\$26,784.00	\$0.00	Approved
PCO 004	10/21/2020	Irrigation Sprinkler System Revisions	\$19,677.99	101,854.79	Approved
PCO 011	10/21/2020	Musco Lighting Option #3		\$0.00	Approved
PCO 012	10/21/2020	Weather Delay Language		\$0.00	Approved
CO #01	10/21/2020	OWNER CHANGE ORDER #001	\$18,170.01	\$121,332.78	Approved
PCO 005	10/29/2020	ASI #001 Misc. Revisions		\$0.00	Approved
PCO 006	10/29/2020	ASI #006 Scoreboard Conduit & Plant Changes		\$34,838.65	Approved
PCO 007	10/29/2020	HVAC Bi-Polar Ionization	\$44,660.58	\$0.00	Approved
PCO 009	10/29/2020	G22 Window System	\$37,072.27	\$10,445.54	Approved
PCO 010	10/29/2020	Increased Ventilation at AHU's		\$0.00	Approved
PCO 010	10/29/2020	Plywood Substitute at Metal Roofing		\$76,037.20	Approved
CO #02	11/20/2020	OWNER CHANGE ORDER #02 TOTAL		\$76,037.20	Approved

Task Legend:
 Critical: Red
 Near Critical: Orange
 Yellow
 Green

Task List (ID | WBS | Task):
 1 | |
 2 | |
 10 | |
 12 | |
 13 | IM |
 24 | PA |
 175 | CO |
 181 | CO |
 235 | CONST |
 237 | CONST |
 238 | CONST |
 239 | CONST |
 219 | CONST |
 220 | CONST |
 221 | CONST |
 222 | CONST |
 223 | CONST |
 320 | CONST |
 332 | CONST |
 370 | CONST |
 371 | CONST |
 372 | CONST |
 373 | CONST |
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 375 | CONST |
 426 | CONST |
 430 | CONST |
 431 | CONST |
 480 | CONST |
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 548 | CONST |

Construction Progress:
 5/4 Athletic Center - Structure Complete
 5/7 Dining Hall - Building Dry-In
 5/24 Chilled Water System Operational

Photographs:
 11: Construction site showing building structure and workers.
 12: Close-up of brick wall construction.



What is an Owner's Representative



What Has Been Accomplished by JCDC to Date



How JCDC Partners will Continue to Protect and Serve Jackson County Through Design, Construction, and Move-in