

JCDC Partners, LLC

1220 Washington Street
Kansas City, Missouri 64105
816.512.1003

August 12, 2025

RE: Request to Modify JCDC Partners Agreement for Services

Ashley Burke, Special Projects Coordinator:

As you are aware, previously executed Component Services Agreement (CSA) 4.3 added Design and Construction Phase Services to the existing agreement between the County of Jackson and JCDC Partners, LLC. CSA 4.3 was based on a total schedule of 37 months; CSA 4.3 as originally scheduled concluded at the end of May 2025. Due to factors beyond the control of JCDC Partners, the current date for Substantial Completion is now December 10 of 2025 with Final Completion to be achieved in February of 2026. Thus, the actual schedule for the Design and Construction Phase is nine months longer than originally scheduled.

In light of this development, JCDC Partners has reviewed both our team's staffing, roles, and the completion schedule for this project. Our goal is to deliver a successful project for Jackson County on time, within budget, meeting quality expectations and that will be operationally successful. The continuity of the current team is important, and services include on site quality assurance reviews of architectural and building systems, coordination of special inspections, commissioning and participation in punch list, training and the turnover of the building for transition and operations, as well as supporting the County project team.

JCDC Partners requests an Amendment to extend our services under CSA 4.3 through February 28, 2026, in order to continue providing services to Jackson County through project final completion and administrative closeout. Further, JCDC requests that the Fee for CSA 4.3 be increased by \$282,853.84 resulting in a new total Fee for CSA 4.3 of \$4,144,715.84. The amount of \$282,853.84 consists of a monthly amount of \$30,769.23 to be billed each month from July of 2025 through February of 2026. With approval of these amounts our contract will remain in compliance with MWBE goals established for the project.

June 2025	36,700.00
July 2025	30,769.23
August 2025	30,769.23
September 2025	30,769.23
October 2025	30,769.23
November 2025	30,769.23
December 2025	30,769.23
January 2026	30,769.23
February 2026	30,769.23
Total:	\$282,853.84

The current agreement amount, including reimbursable expenses, is \$8,808,695. Increasing the Fee for CSA 4.3 by \$282,853.84 results in a new total agreement amount of **\$9,091,548.84**. This request does not change the schedule or cost for CSA 5.0, which concludes six months after Substantial Completion (on or around June 10, 2026).

Please let me know if you have any questions.

Sincerely;

JCDC Partners
Brian Lee, Project Director

cc: Brian Gaddie, Karl Becker, Dan Musser