

BETTER KNOWLEDGE. BETTER RESULTS.

Owner's Representation Services for
Jackson County Jail/Corrections
Facility Project

December 9, 2019

JCDC Partners, LLC

RECEIVED

DEC 09 2019

MARY JO SPINO
COUNTY CLERK

ROLE OF OWNERS REPRESENTATIVE

- Act as extension of JC staff
- Fiduciary to County
- Establish and monitor scope, quality and program standards Manage process on County's behalf
- Evaluate delivery methods for Design, Construction and Operations
- Assist with procurement of Design and Construction Entity Manage design and construction by others
- Develop and monitor budget and schedule
- Assist in procurement and installation of FF&E and specialties Monitor construction
- Assist in turnover and occupancy
- Closeout contracts

OWNERS REPRESENTATIVE SERVICES

PRIMARY ROLE

OVERALL PROJECT MANAGEMENT

STEPPED DELIVERY APPROACH

1.0 - VALIDATION OF NEED

2.0 - OPERATIONAL AND ARCHITECTURAL PROGRAMMING

2.1 - PROJECT BENCHMARKING

3.0 - PROJECT CRITERIA DOCUMENTS

4.0 - PROCUREMENT & CONSTRUCTION PROJECT MANAGEMENT

5.0 - TRANSITION, ACTIVATION, FF&E, AND DISPOSITION OF EXISTING BUILDING

KNOWLEDGEABLE TEAM

JCDC PARTNERS: LEADERS IN OR SERVICES

NGZ



LOCAL KANSAS CITY EXPERTISE

CGL



JAIL EXPERTISE

ADDITIONAL LOCAL PARTNERS - Engineering, Community Relations,
Cost Estimating, Planning, & Design Consultants



NGZ



20 Years of Kansas
City Experience

48 States

Owner's Representative
in Real Estate Transactions

\$3,400,000,000+

IN KANSAS CITY PROJECTS

\$1 Billion

In Judicial & Governmental Facilities

**We are rooted in
Midwestern values**



CGL

1,500+

Criminal Justice Projects with more than 500 being Local Government

45 Years of Criminal Justice Experience



\$12,000,000,000+

IN CORRECTIONS/DETENTION PROJECTS

20,000+

County Jail Inmate Beds
Delivered Successfully

\$93M

Average Project Value



CGL

PLANNED

82

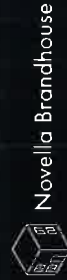
DETENTION
PROJECTS LIKE
JACKSON
COUNTY SINCE
2010

Marcopa County Intake Transfer & Release Detention Facility
Washoe County Jail Security Study & Audit
Sacramento County CA - Jail Health Care Review
Louisville DOC Judicial Directives Audit
Tululume County CA - County Facility (SB 1022)
Sullivan County NY - Jail Transition and Analysis
Dauphin County PA - Jail Operational Assessment
El Paso County Jail Expansion Program Management
Santa Cruz County CA - Rountree Detention Center Facility Expansion
Pinellas County FL - D/B Jail Phase I County Jail Campus Infrastructure Improvements Maryland Female
Juvenile Detention Center/McKenzie County Law Enforcement Center Travis County Juvenile Probation
Needs Analysis and Master Plan Update
Ramsey-Hennepin County MN - Joint Juvenile Detention Facility
District of Columbia New Correctional Facility
Warren County OH - Jail Program
Riverside County East County Detention Center
Louisville Metro Jail Operations and Facilities Review
Napa County Correctional System Master Plan
San Diego County Las Colinas Women's Facility Development Plan
Cheltenham Youth Facility
Fulton County GA - Medical Services and Contract Review
Sonoma County CA - Criminal Justice Master Plan
Fulton County Sheriff's Department Staffing Analysis
Kitsap County Staffing Analysis and Needs Assessment
Santa Barbara County CA - Jail Staffing Analysis
Oconee County SC Jail Program Management
Merced County CA-Jail Needs Assessment
Riverside County CA - Countywide Master Planning
Riverside County CA - Countywide Master Plan and Larry D. Smith Correctional Facility Site Master Plan
Forsyth County GA Jail and Courthouse Project Management
Richmond Jail Phase II
Travis County Jail System Needs Analysis and Master Plan
Richmond City Jail
Hays County Public Safety Facility Programming
San Francisco CA - COMPAS Risk and Needs Assessment Validation Study
Middlesex County Cambridge Jail Expansion Design
Maricopa County Jail System Master Plan
Brooklyn House of Detention
Rikers Island Facility
San Bernardino County Needs Assessment and Master Plan (Glen Helen)
Waukesha County Jail Facility Planning
Belknap County Jail and Community Corrections Center Strategic Plans

Singapore - Boys Complex in Jurong
Harris County Inmate Processing Center Planning and Programming
Cook County Real Estate Study
Dutchess County Jail Validation Study
San Mateo County Maple Street Correctional Center
Anadior County Detention Needs Assessment
Lysoming County Prison Needs Assessment
Los Angeles County Pitchess Women's Village Criteria Architect
San Bernardino County SB1022 Needs Assessment
San Diego County East Mesa Detention Complex Master Plan
King County Children and Family Justice Center Facility Program
Clayton County Harold R. Banke Justice Center (Parent Group)
Maryland DPSCS Women's Detention Program
Wake County Hammond Road Jail Program
Escambia County Corrections Master Plan
Muscoogee County Jail Needs Assessment Study
Pitchess Executive Master Planning
San Mateo County Correctional Facility Program Validation and Security Consulting
Tulare County South County Detention Center
Alameda County Camp Sweeney Juvenile Commitment Facility Space Program and Site Analysis
Cook County Illinois Security Consulting
Galatin County MT - New Jail
Volusia County Jail Mental Health Study
Ontario Youth Justice Secure Custody Forecasting
Oklahoma County Detention Center and Juvenile Facility Program Management
Canyon County Government and Justice Facility Master Plan
New Mexico CTFD Feasibility Study and Master Plan
Denver Detention Center
Lafayette Parish Sheriff's Public Safety Complex Master Plan
Northeast Cities Jail Study
Brookside Youth Center Functional Programming and Facility Planning Study
Union County Jail Capacity Projections Update
Fort Bend County Jail
Fulton County Jail Complex Master Plan
Mecklenburg County Jail System Arrest Processing Center Remodel and Expansion Architectural
Space Program
Massachusetts Division of Capital Asset Management
Kent County Jail Program
Lancaster Jail Master Plan Update
Mecklenburg County Jail Programming
St. Mary's County Detention Program

M/W/MBE & LOCAL PARTICIPATION

CMR



• CONSTRUCTION MANAGEMENT RESOURCES

- FSC INC. (MBE, WBE)
- HARDWICK LAW FIRM (MBE)
- LINK (WBE)
- MYSMARTPLANS (WBE)
- NOVELLA BRANDHOUSE (WBE, SLBE)
- ODIMO ARCHITECTURE (WBE)
- PARSON + ASSOCIATES (MBE)
- PMG & COMPANY, LLC

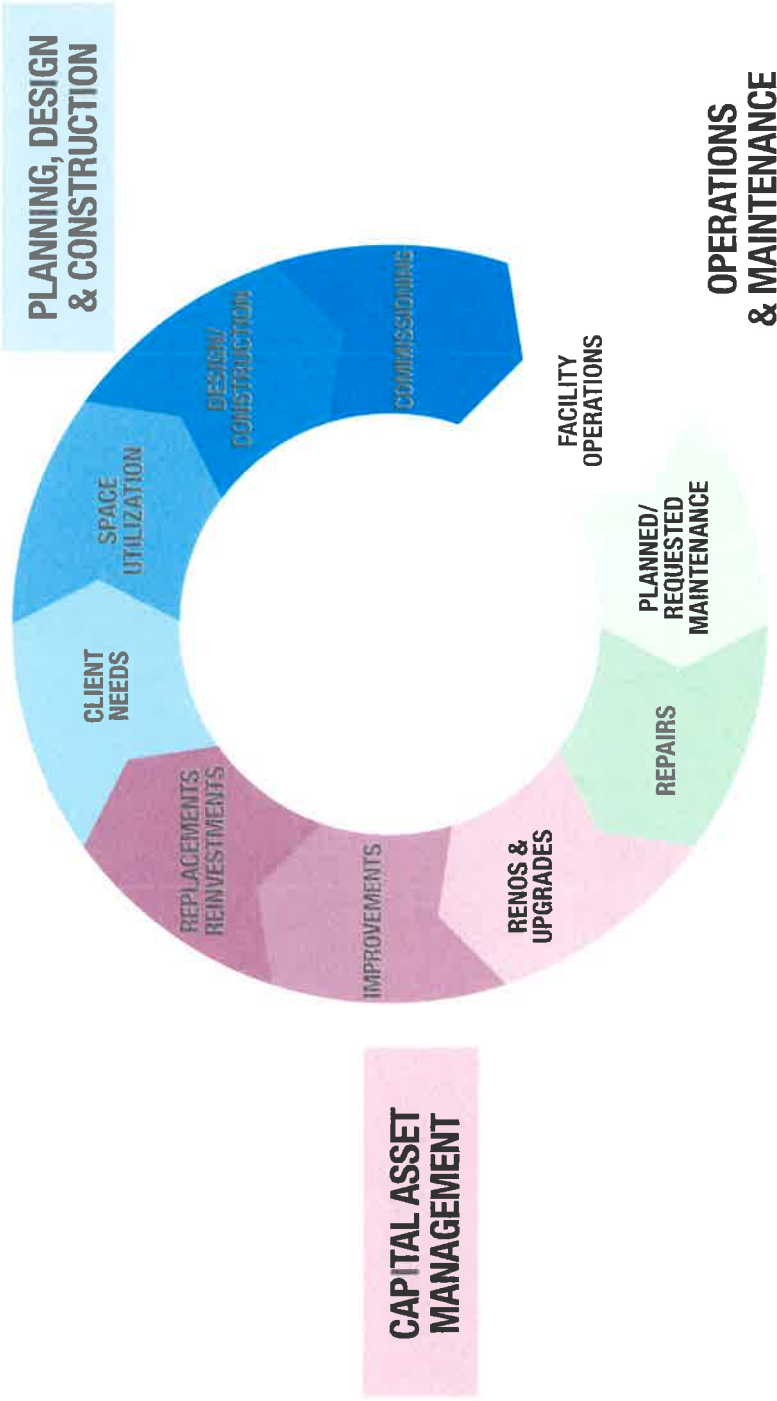


Importance of a **COMMUNICATIONS MANAGEMENT PLAN**

- Informal/Formal Communication ○ Project Charter
- Stakeholder Engagement Plan ○ Meetings and Workshops
- Agenda/Minutes ○ Status Communication
- Communication Access/Document Control and Protocols -
(email, sharepoint, decision records)



Decisions Based on **TOTAL COST OF OWNERSHIP METHOD**



V1.2 - Stepped Service Delivery-December 9, 2019





**THANK YOU!
ANY QUESTIONS?**

JCDC Partners, LLC