



# JACKSON COUNTY DETENTION CENTER

## LEGISLATIVE REPORT June 2022

## PROJECT UPDATE

### DESIGN STATUS

As of June 13, the project design has not begun. A kickoff workshop has been scheduled for June 21-22 to review elements of the Design Criteria with the Design-Build team, as well as share preliminary site information and entitlements. The Design-Build team will present their overall management plan and more detailed schedule, as well as discuss early grading and bidding packages that will help control costs and lock in schedules. Additionally, discussions will include preliminary M/WBE and workforce participation and align public outreach strategies between the County, JCDC Partners and JE Dunn/Axiom. JCDC Partners will provide site analysis, survey and platting, as well as permitting and approval work to-date to the Design-Build team.

workforce outreach through community and religious groups. The County is encouraged to establish parameters for the potential relationship with the City of Kansas City pertaining to the potential for shared services. The city-owned property to the north of the detention center site has been discussed as a location for these services/facilities.

JCDC Partners will continue to engage the public on the status of the project. The Legislature will be invited to attend meetings as they occur. The JEDunn/Axiom team will focus their outreach efforts on M/WBE outreach for workforce development. A public hearing will be required as part of the Special Use Permit process with the City of Kansas City.

### UPCOMING WORK

Following the kickoff workshop, the design process will begin in earnest at the beginning to the 120-day Preconstruction Phase. At the end of this process, a conceptual design and Guaranteed Maximum Price will be established and presented for review.

JCDC will work with the County to establish the Detention Transition Team of corrections staff who will assist in reviewing and imputing design and operations decisions.

### SCHEDULE UPDATE

The current schedule is 37 months for design and construction, from Notice to Proceed to the Design-Builder, plus six additional months for transition to the new facility, including commissioning, training and more in. A more detailed critical path master schedule for design, construction and transition/occupancy will be developed by the entire team as part of the Preconstruction Phase.



M/WBE AND WORKFORCE PARTICIPATION PLAN OUTLINE PRESENTED BY JE DUNN/AXIOM TEAM.

### CONSTRUCTION STATUS

No construction is underway at the time of this report.

### PUBLIC OUTREACH

Public outreach will include efforts by the JE Dunn/Axiom team to identify interested MBE and WBE firms through minority and women contractor associations, as well as

### COST/ BUDGET REPORT

The project budget is \$256.5 million, which is inclusive of design services, construction, technology and FF&E. Property costs, relocation, special inspections, commissioning, financing costs and other owner costs and contingencies are in addition to this amount.

## **PROJECT PHOTOGRAPHS**

No project photos have been taken at this time. Future reports will include progress photos as construction on the site commences.

## **RISK ASSESSMENT AND MITIGATION**

At the outset of the project and before the design has been complete, normal cost escalation and delivery risks will be assessed. These risks are exacerbated by the current economic concerns impacting the construction market, including inflation and supply chain issues. Alternative choices for configuration, equipment and materials will be considered to maximize the value of the County.

One key design and construction issue that will receive early focus will be the selection of a cell type, as the market of providers and the type of cells have become more limited. JCDC Partners will lead the effort to select the best product at the lowest cost for the County.

The required City approvals that include a Floodplain Development Permit and a Special Use Permit may be a risk to the project. A Special Use Permit is required for the project due to its use as a jail. This will require approval from the City's Planning Commission and the Board of Zoning Appeals. JCDC Partners has discussed the project and approval process with City officials throughout the site analysis, selection and criteria processes to ensure there is an understanding of the process and the City's planning expectations. Normal development plan and building permits from the City will also be required.

JCDC Partners and JE Dunn/Axiom will continue to identify risks and mitigation strategies to minimize the cost, schedule and value impacts to the new detention center project. Urgency to successfully begin the design, approval and construction procurement process with compliance goals in mind is the current priority.

*Prepared by JCDC Partners, June 13, 2022.*