



JACKSON COUNTY DETENTION CENTER

COUNTY LEGISLATURE
MONTHLY REPORT
OCTOBER 2022

DESIGN & CONSTRUCTION STATUS

The preconstruction phase design work continued to progress with Workshop #5 held the last week of September. JCDC Partners and county staff including the Sheriff's office met with the Design-Build team to review the Schematic Design. We are actively working with the Design-Build team to give feedback, validate the program, ensure the facility is designed as efficiently as possible, and identify cost saving opportunities.

No construction activity has occurred since the last report and will not until the County Legislature receives and approves the Guaranteed Maximum Price component packages. However, through the procurement process over the last 3-4 weeks the Design Build team has utilized the early Schematic Design to receive proposals for scopes of work that represent roughly 50-60% of the project budget.

Those proposals consist of Mass Excavation, Fire Protection, Detention Equipment, Security Electronics, Precast Cell Modules, Mechanical, Electrical, and Plumbing contractors. These scopes were particularly targeted as they bring industry experience in their specialty areas that allow for continued design refinement and cost control.

Early trade partner outreach meetings allowed for numerous connections to be gained and as a result many of the trade partners that provided proposals on the scopes above have teamed or partnered with several local MBE/WBE/VBE. Based on the received proposals to date and their commitment to the Design-Builder's Contractor Utilization Plan it is believed the Design-Builder is on target and has an opportunity to exceed their goals of 17.5% MBE, 11% WBE, and 0.5% VBE for the project.

COST/ BUDGET REPORT

As noted above the Design-Build team is developing a Guaranteed Maximum Price based upon the Schematic Design and with input from the marketplace. JCDC Partners wishes to discuss the contractual components of this with the Legislature in closed session.

RISK ASSESSMENT & MITIGATION

The Federal Emergency Management Agency (FEMA) has approved our Conditional Letter of Map Revision (CLOMR-F) completing the Floodplain Development permitting process which allows for the placement of earth fill upon the project site.

Public meetings required for City of Kansas City approval of the Special Use Permit (SUP) necessary for the construction of the detention center have been scheduled and productive interaction continues with city staff. Scheduled dates for the meetings are listed below. Invitations to inform the public in the surrounding areas have been created and distributed.

The following are current public outreach activities:

- October 20th - Public Meeting for SUP
- November 1st –City Plan Commission meeting for SUP
- November 8th – Board of Zoning Adjustments meeting for SUP approval