

Request for Legislative Action

Ord. #5621

Sponsor: Theresa Cass Galvin

Date: April 25, 2022

Completed by County Counselor's Office

Action Requested:	Ordinance	Res.Ord No.:	5621
Sponsor(s):	Theresa Galvin	Legislature Meeting Date:	4/25/2022

Introduction

Action Items: ['Authorize', 'Appropriate', 'Award', 'Transfer']

Project/Title:

Authorizing the County Executive to execute a Design/Build Agreement between Jackson County, Missouri (owner) and J.E. Dunn-Axiom, a joint venture (design/builder) for a 1,244 bed Jackson County Detention Center Facility at a cost not to exceed \$256.5 million. Appropriating \$2,871,621 million from the Undesignated Fund Balance of the County Improvement Fund (No. 013) for the purpose of funding Phase I of the Design/Build Agreement for preliminary design and pre-construction services of the new Jackson County Detention Center; authorizing the County Executive to sign phase I of the agreement; and declaring the intent of Jackson County to reimburse itself for this expense from future bond proceeds.

Request Summary

This ordinance is the culmination of a multi-year effort to replace the current Jackson County Detention Center. This ordinance authorizes the County Executive to execute a Design/Build Agreement between Jackson County and J.E. Dunn-Axiom, a joint venture design/builder for the project.

J.E. Dunn-Axiom was selected after a nationwide procurement for qualified design-build teams. RFQ #70-21 was issued on 12/9/2021 and distributed to 500 firms. Two firms responded to the qualifications based selection on 1/18/2022. These two firms were recommended as qualified by a selection committee consisting of representatives from the County Executive, County Legislature, Prosecutor, Sheriff, and 16th Circuit Court. RFP #7-22 was sent to these two firms on 1/26/2022 with proposals due on 2/22/2022. This same selection committee then met for interviews and scored the firms. The joint-venture of J.E. Dunn-Axiom was selected by the committee and is now before the legislature for consideration.

This agreement outlines the business relationship between Jackson County and the joint-venture. It also outlines the requirements that the design/builder must meet as part of the project. Prevailing wage requirements must be met for all phases involving construction, and the joint venture has agreed to a 17.5% MBE, 11% WBE and VBE participation of 0.5% on the total \$256.5 million project. In addition, the joint venture has agreed to a 35% minority/female/veteran workforce participation on the project.

This Design/Build Agreement is broken into several phases such pre-construction, design and construction. At each phase the Legislature will approve the work and a guaranteed maximum price (GMP). At this point, the maximum budget for the design and construction of the project is \$256.5 million but at the completion of phase I of the design/build contract or 120 days we will have a preliminary design and our first guaranteed maximum price. The cost of phase 1 of the contract is \$2,871,621 and will come from available reserves in the County Improvement Fund. This ordinance also declares our intent to reimburse from future bond proceeds. It is anticipated that subsequent phases of the contract will be financed privately by JE Dunn with the County taking out the private financing at some point. Eventually, debt service for the project will be paid by the County Improvement Fund,

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Contact Information			
Department:	County Executive Office	Submitted Date:	4/19/2022
Name:	Troy Schulte	Email:	TSchulte@jacksongov.org
Title:	County Administrator	Phone:	816-881-1079

Budget Information			
Amount authorized by this legislation this fiscal year:			\$2,871,621
Amount previously authorized this fiscal year:			\$ 0
Total amount authorized after this legislative action:			\$2,871,621
Is it transferring fund?			Yes
Transferring Fund From:			
Fund:	Department:	Line Item Account:	Amount:
013 (County Improvement Fund)	9999 (*)	32810 (Undesignated Fund Balance)	\$2,871,621
Transferring Fund To:			
Fund:	Department:	Line Item Account:	Amount:
013 (County Improvement Fund)	1214 (Fac. Mgmt. New Detention Center)	56030 (Architectural & Engin. Services)	\$2,871,621

Prior Legislation	
Prior Ordinances	
Ordinance:	Ordinance date:
5388	August 10, 2020
5561	November 8, 2021
Prior Resolution	
Resolution:	Resolution date:
20626	February 22, 2021
20823	November 23, 2021
20332	December 9, 2019
20747	August 30, 2021
20721	July 12, 2021
20739	August 23, 2021
20889	February 28, 2022

Purchasing	
Does this RLA include the purchase or lease of supplies, materials, equipment or services?	Yes

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Chapter 10 Justification:	Formal Bid
Core 4 Tax Clearance Completed:	Yes
Certificate of Foreign Corporation Received:	Yes
Have all required attachments been included in this RLA?	Yes

Compliance	
Certificate of Compliance	
In Compliance	
Minority, Women and Veteran Owned Business Program	
Reviewed for Goals:	
MBE: 17.50%	Exceeds 12.3% goal-RevisedCUP
WBE: 11.00%	Exceeds 10.7% goal-RevisedCUP
VBE: .50%	Exceeds -Revised CUP
Prevailing Wage	
Construction projects over \$75000	['Separate bid']

Fiscal Information
<ul style="list-style-type: none"> Funds sufficient for this appropriation and/or transfer are available from the source indicated on the budget information tab.

History
<p>Troy Schulte at 4/19/2022 12:52:49 PM - [Submitted Fiscal Note NeededDunn-Axiom is to submit documentation for Compliance OfficeFinal agreement with exhibits will be attached when completed]</p> <p>Department Director: Sylvya Stevenson at 4/20/2022 2:36:40 PM - [Approved]</p> <p>Finance (Purchasing): Barbara J. Casamento at 4/20/2022 4:46:13 PM - [Approved]</p> <p>Compliance: Jaime Guillen at 4/21/2022 10:20:51 AM - [Approved Revised CUP from JE Dunn-Axiom is expected.]</p> <p>Finance (Budget): Mark Lang at 4/21/2022 11:25:50 AM - [Approved The fiscal note has been attached.]</p> <p>Executive: Sylvya Stevenson at 4/21/2022 11:49:28 AM - [Approved]Legal: Elizabeth Freeland at 4/21/2022 12:04:36 PM - Approved.</p>

Fiscal Note:

Funds sufficient for this appropriation are available from the source indicated below.

Date: April 21, 2022

ORD # 5621
eRLA ID #: 488

<u>Org Code/Description</u>	<u>Object Code/Description</u>	<u>From</u>	<u>To</u>
013 County Improvement Fund			
9999 -	32810 Undesignated Fund Balance	\$ 2,871,621	\$ -
1214 Fac Mgmt - New Detention Center	56030 Architectural & Engin. Services	-	2,871,621
		<u>\$ 2,871,621</u>	<u>\$ 2,871,621</u>

Fiscal Note:

This expenditure was included in the Annual Budget

PC# _____

<u>Org Code/Description</u>	<u>Object Code/Description</u>	<u>Not to Exceed</u>
013 County Improvement Fund		
1214 Fac Mgmt - New Detention Center	56030 Architectural & Engin. Services	\$ 2,871,621
		<u>\$ 2,871,621</u>

APPROVED
By Mark Lang at 11:23 am, Apr 21, 2022

Budget Office